

1,100 acres

20 million square feet of development

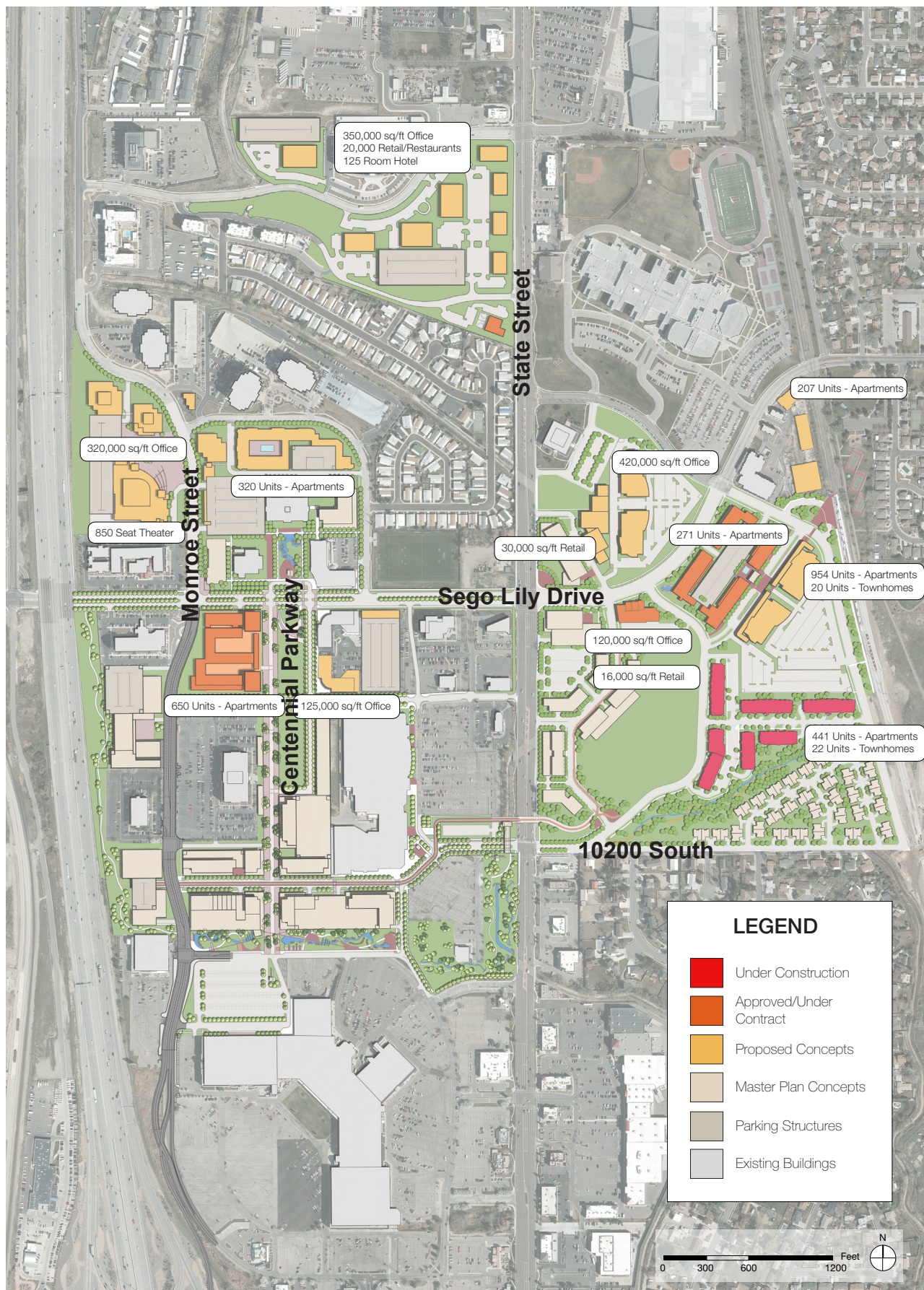
From 90th S.-114th S., I-15 to UTA light rail

The Ultimate Mountain Base Camp

Introducing

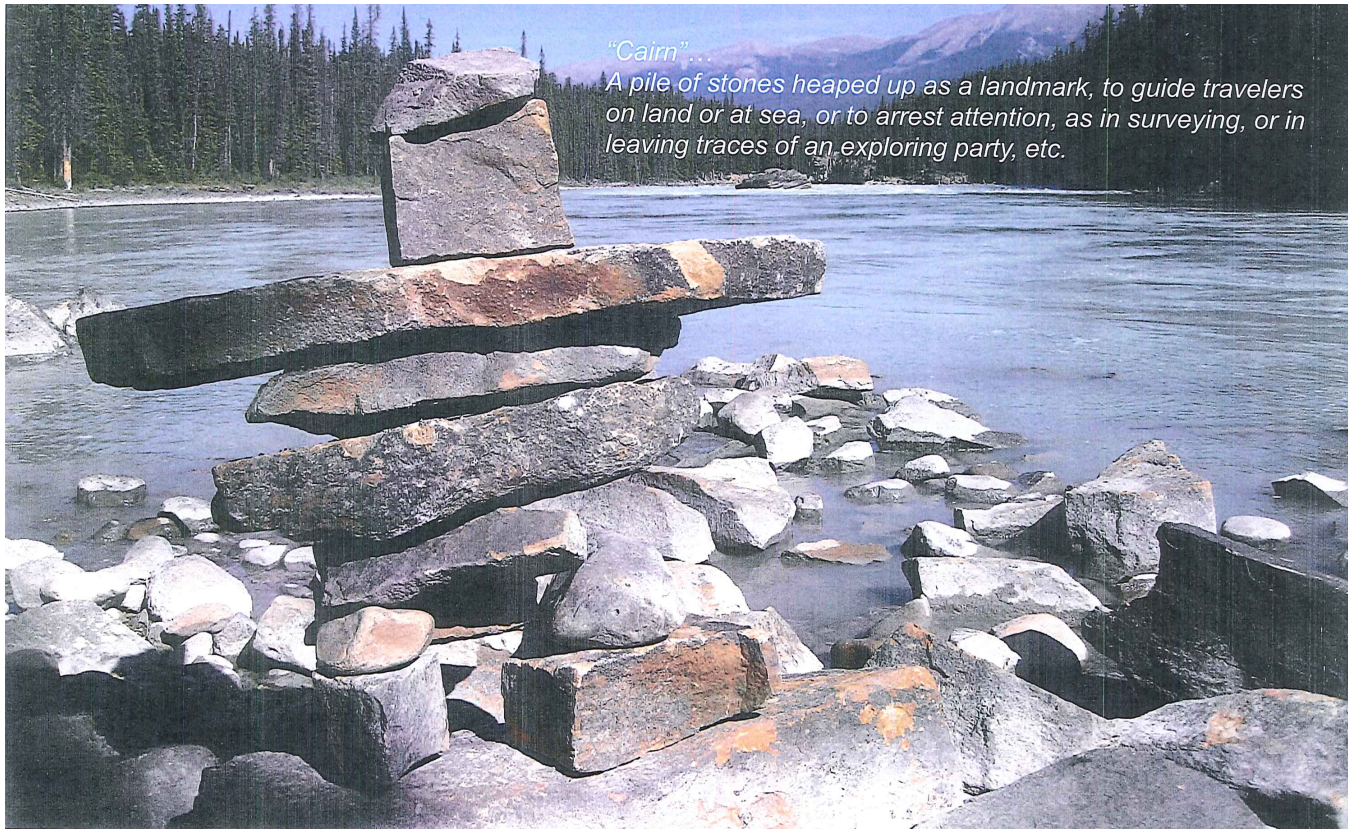


THE CAIRNS





Bringing the Mountain Down to the City






"Cairn"...




A pile of stones heaped up as a landmark, to guide travelers on land or at sea, or to arrest attention, as in surveying, or in leaving traces of an exploring party, etc.

Why The Cairns?

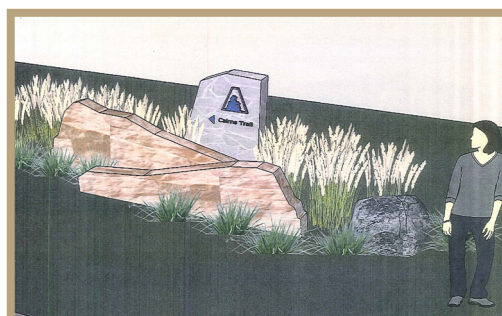
A cairn indicates that you are headed in the right direction and marks key points along the way. The Cairns will be distinguished by these markers throughout Sandy's city center featuring:

-  Cairns of all shapes and sizes throughout the development
-  Exploratory outdoor activities and recreation
-  Boulders to climb on for an interactive experience

The Beauty of a Cairn

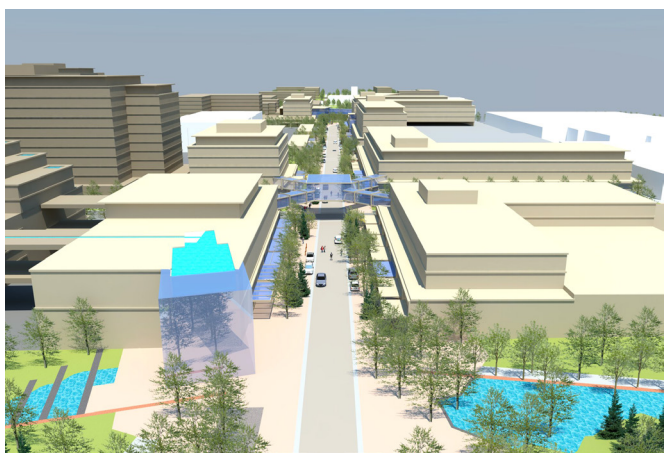
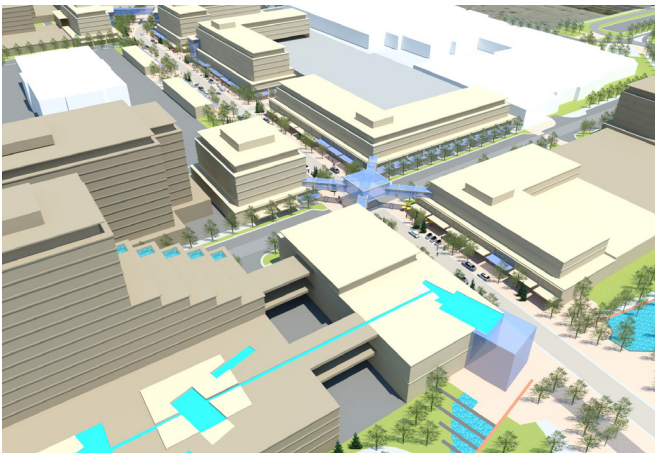
-  Cairns can be large or small or elaborate to very simple
-  A cairn is representative of the mountains above and the valley in which Sandy sits
-  To be effective, all they need to be is distinct from the surrounding area so they are noticeable

**Cairns are the
connection
between human
and nature.**



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THE CAIRNS Vision



THE CAIRNS Reality











World's First Mountain City







There are dozens of world-class mountain towns, but Sandy will be the world's first mountain city. Unparalleled access to award-winning mountain terrain with both Big and Little Cottonwood Canyons only minutes away, coupled with the distinction of having all of the services and amenities a discerning tourist would want and need.

Mountain Meets Urban

The Cairns connects mountain adventure with an active urban lifestyle.

-  The excitement of a bustling city arts and entertainment scene
-  Easily accessible world-class mountain skiing and summer recreation
-  A strong network of trails, gathering places, outdoor rooms and interactive, desirable public spaces
-  Unsurpassed shopping, dining and entertainment experiences
-  Walkable access within a vibrant community
-  All of this combines for a destination location like no other

Transit-Oriented, Mixed-Use Development

-  In a true "live, work, play" experience, the Cairns will be a high-end city center that blends:
 -  Thousands of new high-rise housing units, dozens of restaurants, popular entertainment venues, concentrated job center, new retail and hospitality offerings and a multi-million dollar mall renovation.
 -  An upscale development that meets the growing trend of Millennials, Empty-Nesters and all others seeking easily-accessible amenities, transit convenience, work proximity and community convenience.
 -  Transforming Sandy into a new city that combines the best attributes of city and suburban living—in short, all that you would want from a big city, without the elements you don't.



The Prestige

Located in the heart of "The Cairns" on the northwest corner of Centennial Parkway and Sego Lily Drive, Sandy, Utah. The Prestige will be the first of its kind along the Wasatch Front with structures climbing 25 stories, unsurpassed and unobstructed views from every unit of the Salt Lake Valley and majestic Wasatch Mountains. The development particulars include:

- 🏠 650 residential units – made up of apartments and condominiums with proposed "lock-out" units
- 🏠 Building heights of 6 to 25 stories
- 🏠 Secured covered parking garage
- 🏠 1, 2 and 3 bedroom units
- 🏠 Town Home style units – limited number on main and upper levels
- 🏠 Each unit will have a patio or balcony
- 🏠 Interior finishes rivaling the highest-quality rental apartments along the Wasatch Front
- 🏠 Condominium finishes customized to the buyers taste
- 🏠 9' ceilings
- 🏠 Wired for cable, high-speed internet and telephone
- 🏠 Separately metered for gas and electricity
- 🏠 Amenities include:
 - Club room
 - Fitness Center
 - Bicycle storage
 - Outdoor entertainment:
 - Hot tub
 - Picnic area
 - Big Screen TV
 - Pool with sundeck
 - Off-leash dog area
 - Barbecue grills
 - Fire pit

Groundbreaking: February 2015

SIMONS PLATT CREATIONS, LLC

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🏰 UTA's first transit oriented development

🏰 Phase 1

- Groundbreaking in September 2014
- \$46 million dollar investment
- 271 unit apartment complex
- 55,000 square feet of office

🏰 Four additional phases planned

- 1.4 million square feet of development
- 954 additional housing units
- 33,000 square feet of retail
- 365,000 square feet of office

🏰 The site was one of six sites selected as a U.S. Housing and Urban Development Catalytic Site for planning studies as part of the creation of a new downtown in Sandy City

🏰 The TRAX light rail station at the East Village will be linked throughout the area to a nearby FrontRunner Commuter rail stop via a downtown circulator

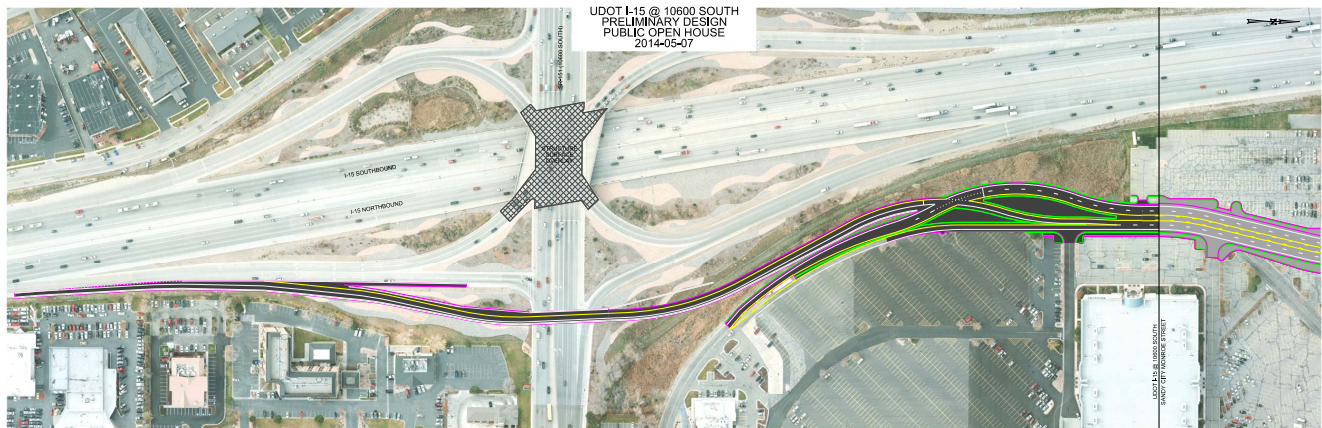


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- 🏰 South Towne Center is a two-level, 966,000 square foot regional mall that draws eight million visitors per year
- 🏰 On November 3, 2014, the mall was purchased by a partnership between Pacific Retail Capital Partners, Silverpeak Real Estate Partners and the Merchant Banking Division of Goldman Sachs
- 🏰 Extensive renovations are planned featuring a significant mall "makeover" that incorporates the Mountain Meets Urban concept of The Cairns
- 🏰 The new design will be more contemporary with new entrances and indoor areas that uses rich materials such as stone and wood, cozy and comfortable seating and outdoor elements emphasized in interior design
- 🏰 More shopping, entertainment and dining options will be added

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PRELIMINARY DESIGN NOT FOR CONSTRUCTION

Total State Investment: \$18 Million
All fully funded

With an approximate \$18 million dollar investment from the State, a new off ramp will be constructed directing northbound I-15 traffic conveniently into our city center and extending to Segó Lily Drive (10000 S.). Monroe Street will also alleviate congestion at 10600 South.



Phase 1:

Expansion of Monroe Street from Segó Lily Road (10000 South) to the cul-de-sac at 10200 South.



Phase 2:

We have two possible alignments for the underpass off of I-15 and will be working with the new mall owners to determine the best choice. Phase 2 connects Monroe Street to the underpass from I-15.